

054.0

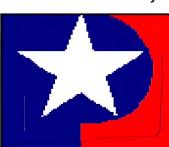
0003

0002.D

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTONTotal Card / Total Parcel
665,600 / 665,600
APPRAISED:
665,600 / 665,600
USE VALUE:
665,600 / 665,600
ASSESSED:
665,600 / 665,600
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
0 LOT		GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOSTON GAS COMPANY	
Owner 2: DBA NATIONAL GRID	
Owner 3: PROPERTY TAX DEPT	

Street 1: 40 SYLVAN ST

Street 2:

Twn/City: WALTHAM

St/Prov: MA Cntry Own Occ: N

Postal: 02451-1120 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as Gas-Sub with a Util. Bldg. Building built about 1970, having primarily Brick Veneer Exterior and 836 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
428	Gas-Sub		10000	Sq. Ft.	Site			0	31.	2.01	CA									622,108						622,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
428	10000.000	43,500		622,100	665,600		36393
							GIS Ref
							GIS Ref
							Insp Date
							03/19/09

PREVIOUS ASSESSMENT								Parcel ID	054.0-0003-0002.D	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	428	FV	43,500	0	10,000.	622,100	665,600		Year end	12/23/2021
2021	428	FV	43,500	0	10,000.	612,100	655,600		Year End Roll	12/10/2020
2020	428	FV	43,500	0	10,000.	602,000	645,500	645,500	Year End Roll	12/18/2019
2019	428	FV	38,100	0	10,000.	561,900	600,000	600,000	Year End Roll	1/3/2019
2018	428	FV	38,100	0	10,000.	501,700	539,800	539,800	Year End Roll	12/20/2017
2017	428	FV	38,100	0	10,000.	441,500	479,600	479,600	Year End Roll	1/3/2017
2016	428	FV	38,100	0	10,000.	331,100	369,200	369,200	Year End	1/4/2016
2015	428	FV	36,200	0	10,000.	301,000	337,200	337,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12876-24		10/11/1975			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/8/2008	805	Alterati	27,000					INT DEMO & IMPROVE	4/9/2021	I & E Return	JO	Jenny O
									3/19/2009	Measured	197	PATRIOT
									5/2/2000	Measured	197	PATRIOT
									1/1/1919			

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

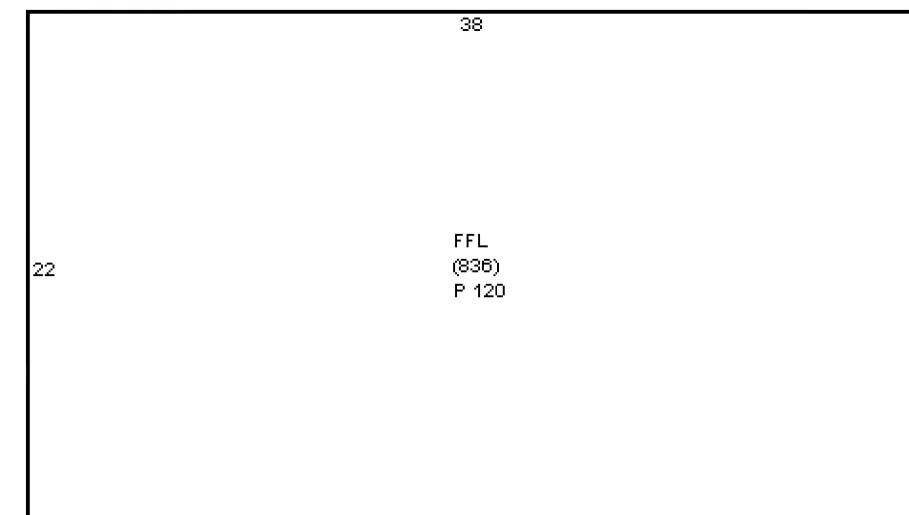
Type:	59 - Util. Bldg.	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	6 - Slab	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

BATH FEATURES

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath:	1	Average
A HBth:	Rating:	
OthrFix:	Rating:	

COMMENTS

EST MEAS.	
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SKETCH**GENERAL INFORMATION**

Grade:	B+ - Good (+)
Year Blt:	1970
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10
Prim Int Wal	5 - Minimal
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	12 - Concrete
Sec Floors:	
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	35	%

CALC SUMMARY

Basic \$ / SQ:	45.00
Size Adj.:	1.25000000
Const Adj.:	0.92066669
Adj \$ / SQ:	51.788
Other Features:	2500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	66860
Depreciation:	23401
Depreciated Total:	43459
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	43500
Val/Su Net:	52.03
Val/Su SzAd:	52.03

MOBILE HOME

Make: [] Model: [] Serial # [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 054.0-0003-0002.D

More: N

Total Yard Items:

Total Special Features:

Total:

SKETCH